046.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	803,000 / 803,000
					USE VALUE:	803,000 / 803,000
					ASSESSED:	803,000 / 803,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		LEWIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AHERN MICHAEL T
Owner 2:	CALLANAN CHRISTINA M
Owner 3:	
Street 1:	52 LEWIS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,270 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Clapboard Exterior and 2196 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3270.000	409,200		393,800	803,000
Total Card	0.075	409,200		393,800	803,000
Total Parcel	0.075	409,200		393,800	803,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.66 | /Parcel: 365.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	409,200	0	3,270.	393,800	803,000	803,000	Year End Roll	12/18/2019
2019	104	FV	320,600	0	3,270.	418,400	739,000	739,000	Year End Roll	1/3/2019
2018	104	FV	320,600	0	3,270.	305,200	625,800	625,800	Year End Roll	12/20/2017
2017	104	FV	301,300	0	3,270.	265,800	567,100	567,100	Year End Roll	1/3/2017
2016	104	FV	301,300	0	3,270.	226,400	527,700	527,700	Year End	1/4/2016
2015	104	FV	269,400	0	3,270.	221,500	490,900	490,900	Year End Roll	12/11/2014
2014	104	FV	269,400	0	3,270.	182,100	451,500	451,500	Year End Roll	12/16/2013
2013	104	FV	279,900	0	3,270.	173,300	453,200	453,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3894

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEPANIS SAMUEL	29261-560		10/23/1998	Family	179,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2010	923	Re-Roof	6,000					RUBBER ROOF
6/28/2007	508	Manual	3,500					pellit stove
11/9/1998	784	Manual	1,500					REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	Inspected	PH	Patrick H
11/29/2018	MEAS&NOTICE	CC	Chris C
4/1/2009	Meas/Inspect	345	PATRIOT
9/9/2008	External Ins	BR	B Rossignol
3/7/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 32529
GIS Ref:
GIS Ref:
Insp Date: 12/07/18

!3894!

PRINT

Date	Time
12/10/20	19:01:37

LAST REV

Date	Time
04/25/19	16:24:18

apro

USER DEFINED

Prior Id # 1:	32529
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3270		Sq. Ft.	Site		0	80.	1.51	1			Easemen	-5					393,755						393,800	

Total AC/HA: 0.07507 | Total SF/SM: 3270 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 393,755 | Spl Credit | Total: 393,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12814212
Const Adj.:	0.99989998
Adj $ / SQ:	191.765
Other Features:	119000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593113
Depreciation:	183865
Depreciated Total:	409248

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 3		Baths: 1					HB		

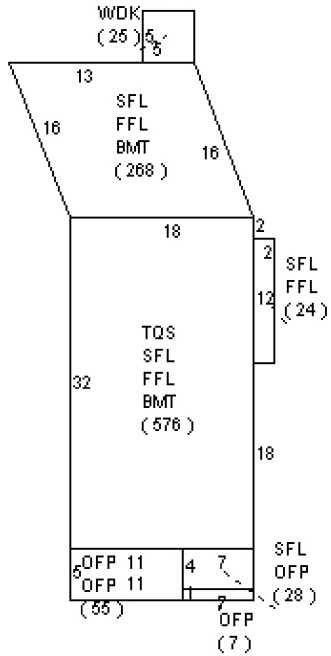
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
1	4	1	1
Totals			
2	9	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	896	191.760	171,821
FFL	First Floor	868	191.760	166,452
BMT	Basement	844	57.530	48,555
TQS	3/4 Story	432	191.760	82,842
OFP	Open Porch	145	27.880	4,042
WDK	Deck	25	16.000	400
	Net Sketched Area:	3,210	Total:	474,112
Size Ad	2196	Gross Are	3354	FinArea 2196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	191.76
Special Features:	0	Val/Su Net:	127.48
Final Total:	409200	Val/Su SzAd	186.34

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: